

**CITY OF SAN ANTONIO**  
**Zoning Commission Agenda**

Board Room  
First Floor, Development Business Service Center  
1901 S. Alamo

**May 3, 2005**  
**Tuesday, 11:30 A.M.**

**ZONING COMMISSIONERS**

Gilbert Kissling – District 1	Bradley T. Peel – District Mayor
Willie M. Dixon – District 2	Jody Sherrill – District 7
Helen Dutmer – District 3	Dr. Morris A. Stribling – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Robert R. Robbins – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session presentation by zoning staff to discuss Public Hearing and Citizens to be Heard Procedures and zoning case recommendations and other items for consideration on agenda for May 3, 2005, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Development Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of April 19, 2005 Minutes.
7. **ZONING CASE NUMBER Z2005038:** The request of James Lifshutz, Applicant, for Big Tex San Antonio, L. P., Owner(s), for a change in zoning from "I-1" "RIO-4" General Industrial River Improvement Overlay District to "IDZ" "RIO-4" Infill Development Zone River Improvement Overlay District on 7.528 acres out of NCB A-14, 300-400 Blocks of Blue Star Street. (Council District 5)
  - A. Finding of consistency with Master Plan.
  - B. Recommendation on zoning change request.

8. **ZONING CASE NUMBER Z2005074 C:** The request of Carlos D. Terrazas, Applicant, for Carlos D. Terrazas, Owner(s), for a change in zoning from “MF-33” Multi-Family District to “C-1” C Commercial District with Conditional Use for a Auto and Light Truck Repair on Lot 9, 10 and 11, Block 1, NCB 8963, 726, 730 and 734 Division Avenue. (Council District 5)  
  
A. Finding of consistency with Master Plan.  
B. Recommendation on zoning change request.
9. **ZONING CASE NUMBER Z2005082 S:** The request of Crosspoint, Inc., Applicant, for Crosspoint, Inc. (Paul K. Biever), Owner(s), for a change in zoning from “I-1” General Industrial District to “C-3” S Commercial District with Specific Use Authorization for a Correctional Halfway House on Lots A1, 3 through 7, A14 through A16, NCB 460 and from “I-1” HS General Industrial Historic Significant District to “C-3” S HS Commercial Historic Significant District with Specific Use Authorization for a Correctional Halfway House on Lot A2, NCB 460 on Lots A1, A2, 3 thru 7, A14 thru A16, NCB 460, 1000 N. Alamo. (Council District 1)  
  
A. Finding of consistency with Master Plan.  
B. Recommendation on zoning change request.
10. **ZONING CASE NUMBER Z2005087:** The request of Chris Cisneros, Applicant, for AJT Properties (Albert Tiezie), Owner(s), for a change in zoning from “R-4” Residential Single-Family District to “O-1” Office District on Lot 1, Block 61, NCB 3329, 700 Kayton. (Council District 3)  
  
A. Finding of consistency with Master Plan.  
B. Recommendation on zoning change request.
11. **ZONING CASE NUMBER Z2005079:** The request of Geraud & Anna Gonzales, Applicant, for Geraud & Anna Gonzales, Owner(s), for a change in zoning from “C-2” Commercial District to “C-3” General Commercial District on Lot 9 NCB 14063, 2643 Mossrock. (Council District 1)
12. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
13. **ADJOURNMENT**

**Accessibility Statement**

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request.

Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling

207-7245

# CASE NO: Z2005038

## Final Staff Recommendation - Zoning Commission

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**Date:** May 03, 2005

Continuance from Zoning Commission March 15, 2005  
& April 05, 2005

**Council District:** 5

**Ferguson Map:** 616 E8

**Applicant Name:**

James Lifshutz

**Owner Name:**

Big Tex San Antonio, L. P.

**Zoning Request:** From I-1 RIO-4 General Industrial River Improvement Overlay District to IDZ RIO-4 Infill Development Zone River Improvement Overlay District.

**Property Location:** 7.528 acres out of NCB A-14

300-400 Blocks of Blue Star Street

Located between the San Antonio River and Missouri Pacific Railroad on Blue Star Street

**Proposal:** Mixed use facilities

**Neigh. Assoc.** King William Neighborhood Association, Lone Star Neighborhood Association, and Riverside Neighborhood Association

**Neigh. Plan** Downtown Neighborhood Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

### Staff Recommendation:

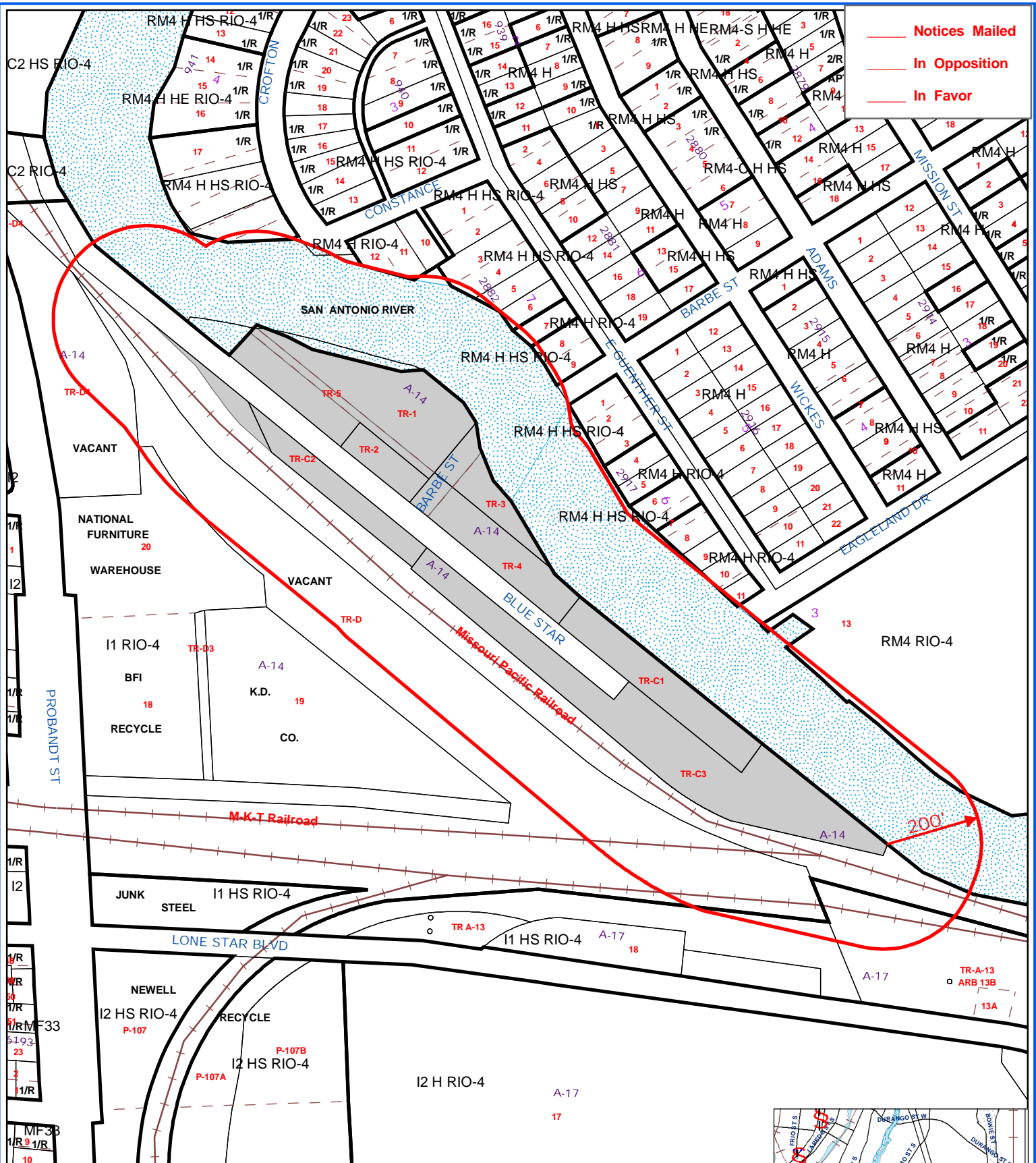
Consistent

The Downtown Land Use Plan recommends mixed-use development including multi-family uses with a maximum density of 40 units per acre.

### Approval

The subject property is located between the San Antonio River and the Missouri Pacific Railroad on Blue Star Street. The property is located off of Probandt Street, which is classified as a secondary arterial. Currently there are art silos and structures located on the subject property. The applicant is proposing a mixed-use development including uses such as apartments, galleries, and offices. The proposed IDZ Infill Development Zone will permit any use allowed within any residential, office, neighborhood commercial, commercial, or downtown district. The Master Plan calls for infill development on vacant lots and the IDZ would promote development on these underutilized lots.

**CASE MANAGER :** Robin Stover 207-7945



\_\_\_\_\_ Notices Mailed  
 \_\_\_\_\_ In Opposition  
 \_\_\_\_\_ In Favor

# **ZONING CASE: Z2005-038**

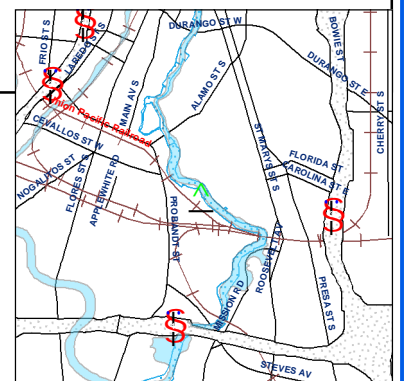
**City Council District NO. 5**  
**Requested Zoning Change**  
**From: I-1 RIO-4 To IDZ RIO-4**  
**Date: May 3, 2005**  
**Scale: 1" = 500'**

[Grey Box] Subject Property

[Red Circle] 200' Notification

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# CASE NO: Z2005074 C

## Final Staff Recommendation - Zoning Commission

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**Date:** May 03, 2005

Zoning Commission continuance from April 5, 2005  
Zoning Commission continuance from April 19, 2005 for  
a Conditional Use

**Council District:** 5

**Ferguson Map:** 650 A4

**Applicant Name:**

Carlos D. Terrazas

**Owner Name:**

Carlos D. Terrazas

**Zoning Request:** From MF-33 Multi-Family District to C-1 C Commercial District with Conditional Use for a Auto and Light Truck Repair.

**Property Location:** Lot 9, 10 and 11, Block 1, NCB 8963

726, 730 and 734 Division Avenue

Southside of Division between Commercial Avenue and Bruhn

**Proposal:** Auto and Light Truck Repair

**Neigh. Assoc.** Palm Heights Neighborhood Association

**Neigh. Plan** Nogalitos/Zarzamora Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

### Staff Recommendation:

Consistent.

The Nogalitos/Zarzamora Community Plan identifies this site as Neighborhood Commercial. A Plan Amendment would be required in order to establish the C-3NA General Commercial, Nonalcoholic Sales District.

### Approval

The requested zoning is consistent with the Nogalitos/Zarzamora Community Plan. The subject property is located on Division Avenue, a major thoroughfare. The subject property has three existing commercial buildings. The applicant is currently using the property for a muffler welding shop, tire shop, and auto repair with two outside lifts. The subject property is adjacent to R-5 Residential Single-Family District to the south, east and across the street to the north, C-2 Commercial District to the west and across the street to the north. The subject property was rezoned to R-3 Multi-Family Residence District on April 26, 2001. Registration of non-conforming use was issued on July 18, 2002 by the Department Of Building Inspections. The applicant was issued a Certificate of Occupancy for a Auto and Light Truck Repair in 2004 by the Development Services Department. According to city records the subject property has been used as a tire and auto repair shop since 1989.

The Zoning Commission recommended Approval of C-1 C Commercial District with a Conditional Use for a Auto and Light Truck Repair. The following conditions were recommended: 1. Short term parking/storage for maximum of 10 days in the rear of the building. 2. No outside storage of materials. 3. Dumpsters and/or building mechanical systems must be screened from view from the street. 4. A six-foot solid fence or wall (no chain link, barbed wire or razor wire) shall be maintained along the south and east property lines adjoining the residential lots. 5. Lighting will be residential in character, shall incorporate cut-off features to reduce glare and limit uplight, and will be placed to direct the light away from adjoining properties and traffic. 6. Vehicles currently licensed.

**CASE MANAGER :** Pedro Vega 207-7980



# CASE NO: Z2005079

## Final Staff Recommendation - Zoning Commission

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**Date:** May 03, 2005

Continuance from Zoning Commission April 19, 2005

**Council District:** 1

**Ferguson Map:** 549 E8

**Applicant Name:**

Geraud & Anna Gonzales

**Owner Name:**

Geraud & Anna Gonzales

**Zoning Request:** From C-2 Commercial District to C-3 General Commercial District.

**Property Location:** Lot 9 NCB 14063

2643 Mossrock

West of the intersection of Mossrock and Vance Jackson

**Proposal:** To allow for a fundraising distributor

**Neigh. Assoc.** None

**Neigh. Plan** None

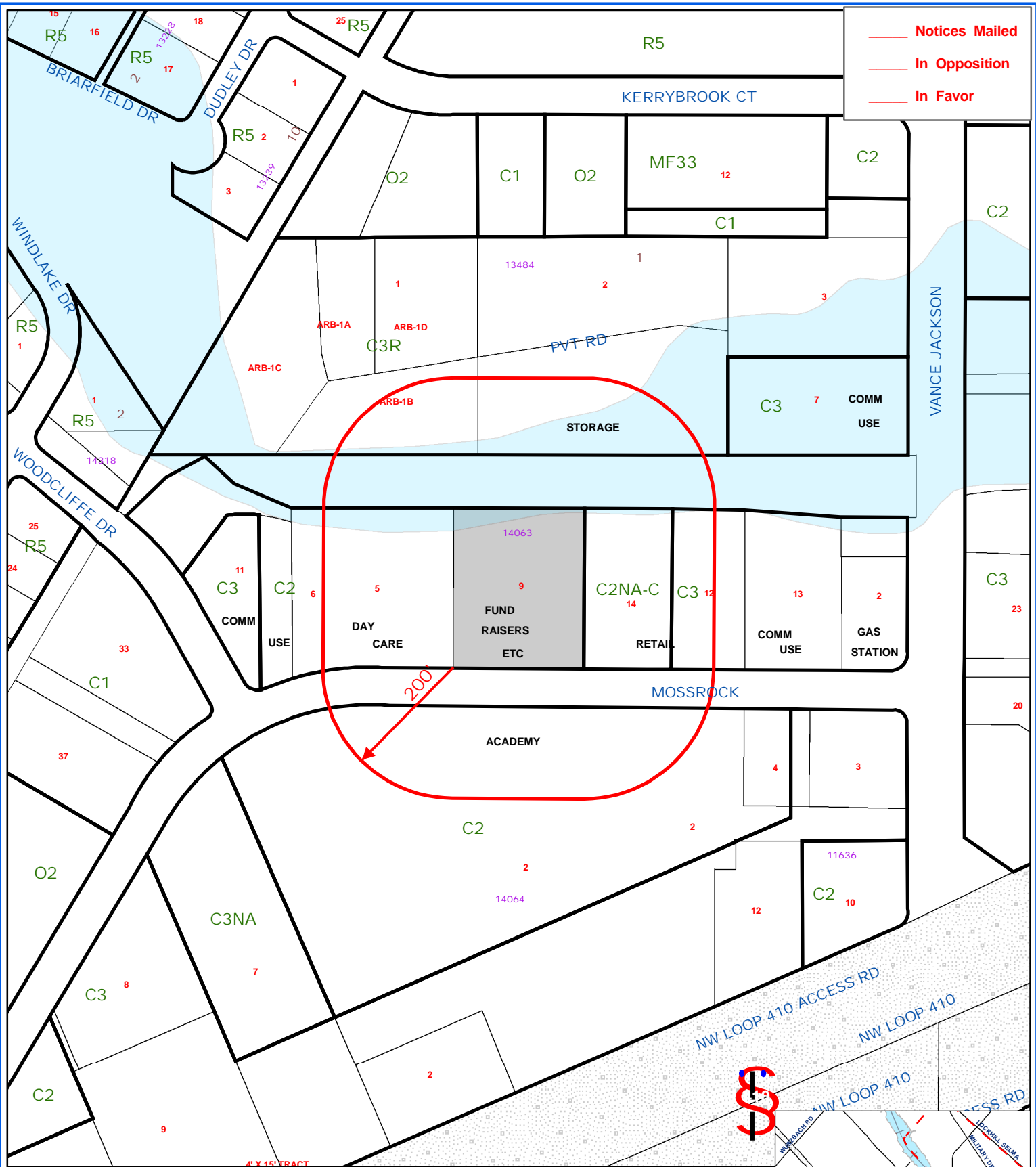
**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Denial of C-3 General Commercial District and Approval of C-2 C Commercial District with a Conditional Use for an Office Warehouse.

The subject property is located west of the intersection of Vance Jackson and Mossrock Road. There is an existing business at the site. The zoning change would be to allow for the storage of alcoholic beverages. The subject property is surrounded by existing commercial uses. C-2 C Commercial District with a conditional use for an office warehouse would serve as a transition between the C-3 General Commercial to the east and the residential to the west.

**CASE MANAGER :** Robin Stover 207-7945

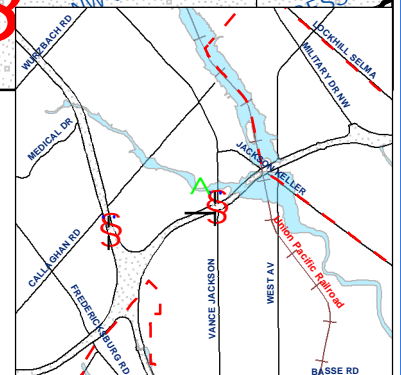


# ZONING CASE: **Z2005-079**

City Council District NO. 1  
 Requested Zoning Change  
 From: C-2 To C-3  
 Date: May 3, 2005  
 Scale: 1" = 200'

Subject Property  
 200' Notification

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# CASE NO: Z2005082 S

## Final Staff Recommendation - Zoning Commission

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**Date:** May 03, 2005

Zoning Commission continuance from April 19, 2005

**Council District:** 1

**Ferguson Map:** 617 A2

**Applicant Name:**

Crosspoint, Inc.

**Owner Name:**

Crosspoint, Inc. (Paul K. Biever)

**Zoning Request:** From I-1 General Industrial District to C-3 S Commercial District with Specific Use Authorization for a Correctional Halfway House on Lots A1, 3 through 7, A14 through A16, NCB 460; and, from I-1 HS General Industrial Historic Significant District to C-3S HS Commercial Historic Significant District with Specific Use Authorization for a Correctional Halfway House on Lot A2, NCB 460

**Property Location:** Lots A1, A2, 3 thru 7, A14 thru A16, NCB 460  
1000 N. Alamo

**Proposal:** For a correctional halfway house

**Neigh. Assoc.** None

**Neigh. Plan** Downtown

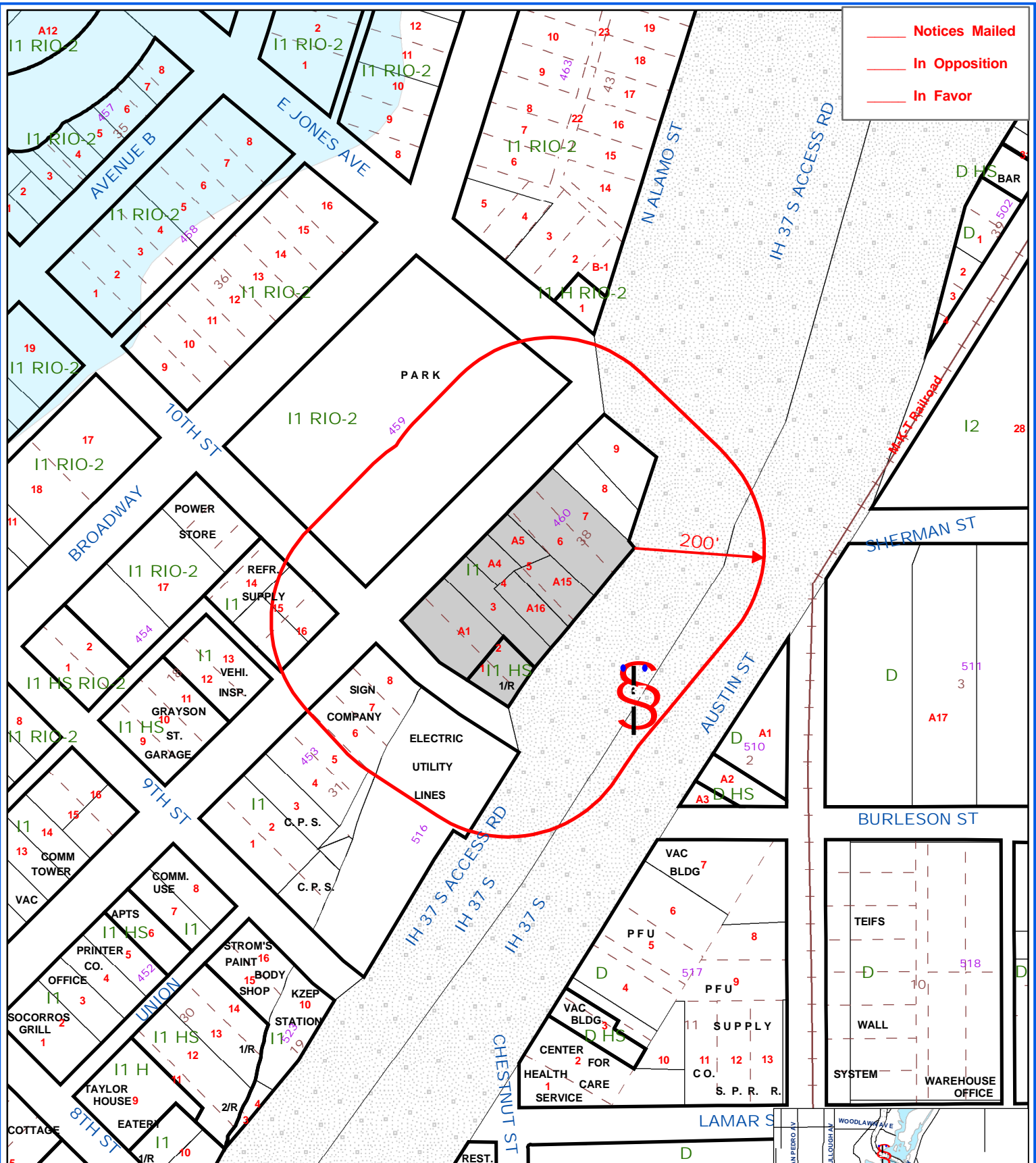
**TIA Statement:** A Traffic Impact Analysis is not required

### Staff Recommendation:

Consistent. The proposed land use plan calls for the continued infill and rehabilitation development of residential mixed uses, commercial and some warehousing. The plan proposes a consolidation of half-way house operations to this single location.

Approval. The proposed zoning and use is consistent with the Downtown Neighborhood Plan. Considering the surrounding land uses and proximity to the San Antonio River, C-3 is a more appropriate district than the existing I-1.

**CASE MANAGER :** Fred Kaiser 207-7942



# ZONING CASE: **Z2005-082 S**

**City Council District NO. 1**

**Requested Zoning Change**

**From: I-1 and I-1 HS To C-3 S and C-3 S HS**

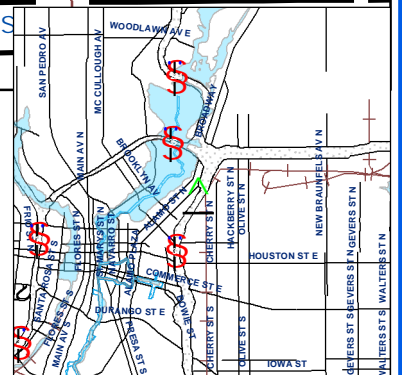
**Date: May 3, 2005**

**Scale: 1" = 200'**

 **Subject Property**

 **200' Notification**

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# CASE NO: Z2005087

## Final Staff Recommendation - Zoning Commission

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**Date:** May 03, 2005

Zoning Commission continuance from April 19, 2005

**Council District:** 3

**Ferguson Map:** 651 B1

**Applicant Name:**

Chris Cisneros

**Owner Name:**

AJT Properties (Albert Tiezie)

**Zoning Request:** From R-4 Residential Single-Family District to O-1 Office District.

**Property Location:** Lot 1, Block 61, NCB 3329

700 Kayton

Intersection of Kayton and New Bruanfels Avenue

**Proposal:** To operate a real estate office

**Neigh. Assoc.** Highland Park Neighborhood Association

**Neigh. Plan** Highlands Community Plan

**TIA Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Inconsistent.

The Highlands Community Plan calls for Low Density Residential.

Denial. The property is located at the intersection of Kayton Avenue and New Braunfels Avenue. Residential zoning and uses surround the property. Because the entire area is zoned and developed for single-family residences, the requested rezoning would introduce commercial zoning to a residentially zoned area. The subject property has limited access and parking.

**CASE MANAGER :** Richard Ramirez 207-5018



# ZONING CASE: Z2005-087

City Council District NO. 3  
 Requested Zoning Change  
 From: R-4 To O-1  
 Date: May 3, 2005  
 Scale: 1" = 200'

Subject Property  
 200' Notification

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